ATTACHMENT "A"

Proposed Amendments to the Lincoln Center Redevelopment Plan and Antelope Valley Redevelopment Plan for the 17th and Q/Credit Union Redevelopment Project

(The project, if approved, will be listed as Project X in the Lincoln Center Redevelopment Plan and Project L in the Antelope Valley Redevelopment Plan.)

17th and Q/Credit Union Redevelopment Project

Revitalization Project and Site Description

The 17th and Q/Credit Union Project includes the relocation of the Credit Union currently located on the northwest corner of 17th and Q Street to a prominent location on the P Street Retail Corridor (the northeast corner of 17th and P Street). A fraternity will be constructed at the current location of the Credit Union parking lot and drive-through teller building. The 17th and Q/Credit Union Redevelopment Project area, located on two blocks bounded by 16th, 17th, Q, and R Streets and by 17th, 18th, P, and Q Streets in Downtown Lincoln, includes lots 11 and 12 of the Chisletts Subdivision (location of the existing Credit Union drive-through and parking lot) and lots 7 through 10 of block 11, Kinneys O Street Addition (location of the future Credit Union), and adjacent right-of-way including adjacent east-west alleys on both blocks, 17th Street to the north side of the east-west alley to the south side of P Street, Q Street adjacent to the existing credit union drive-through and parking lot south to the lot line, and P Street adjacent to the future credit union site south to the lot line as shown on the project area exhibit.

The goal of this project is to help revitalize Downtown and the East Downtown/Antelope Valley areas, and improve the connectivity between Traditional Downtown and East Downtown. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln and the Antelope Valley Area.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan, Downtown Master Plan, and Antelope Valley Redevelopment Plan and are intended to support private sector commercial and residential development in this redevelopment area. Publicly funded redevelopment activities may include the construction of project related public improvements and related streetscape amenities. These improvements correspond to several of the Downtown Redevelopment Goals/Principles identified in the plans. The redevelopment project addresses these goals by accomplishing the following:

- utilizing an underdeveloped lot in a key location;
- promoting a range of urban commercial building types;
- integrating streetscape and landscape improvements in the project area with existing public and private amenities; and,
- enhancing the area's walkable, street-level orientation.

Statutory Elements

Accomplishing the 17th and Q/Credit Union Redevelopment Project is expected to involve the assembly of property. The project may involve acquisition, sales, or reconveyances as provided by law and as consistent with the plans.

The current and future land use exhibits identify the changes in the proposed land uses in the project area. Land coverage and building density will be altered with the demolition and relocation of the existing credit union and construction of a fraternity at the credit union's current location. Any demolition or disposition of property will follow policy outlined in the plan. The project site of the existing credit union will be re-platted to create a future site for the fraternity.

The existing street system within the project area may change as a result of this project. Any changes to the existing right-of-way, including on-street parking, lanes, ingress and egress, etc. within the project area will be reviewed by the Public Works Department. Pedestrian streetscape elements will also be enhanced within the project area.

There are no residential units within the proposed project boundaries today. The existing land use in the project area is commercial. The relocation of the credit union will allow for the creation of approximately 60 beds of student housing within the project area. The resulting land uses will be a mix of commercial and residential.

Parking in the adjacent area includes the existing university parking garage with 1,700 parking stalls. Another University-owned garage will be completed in 2014 at 18th and Q Streets. The developer is laying out a plan for on-site parking for the credit union. Various on-street parking configurations surround the project area blocks.

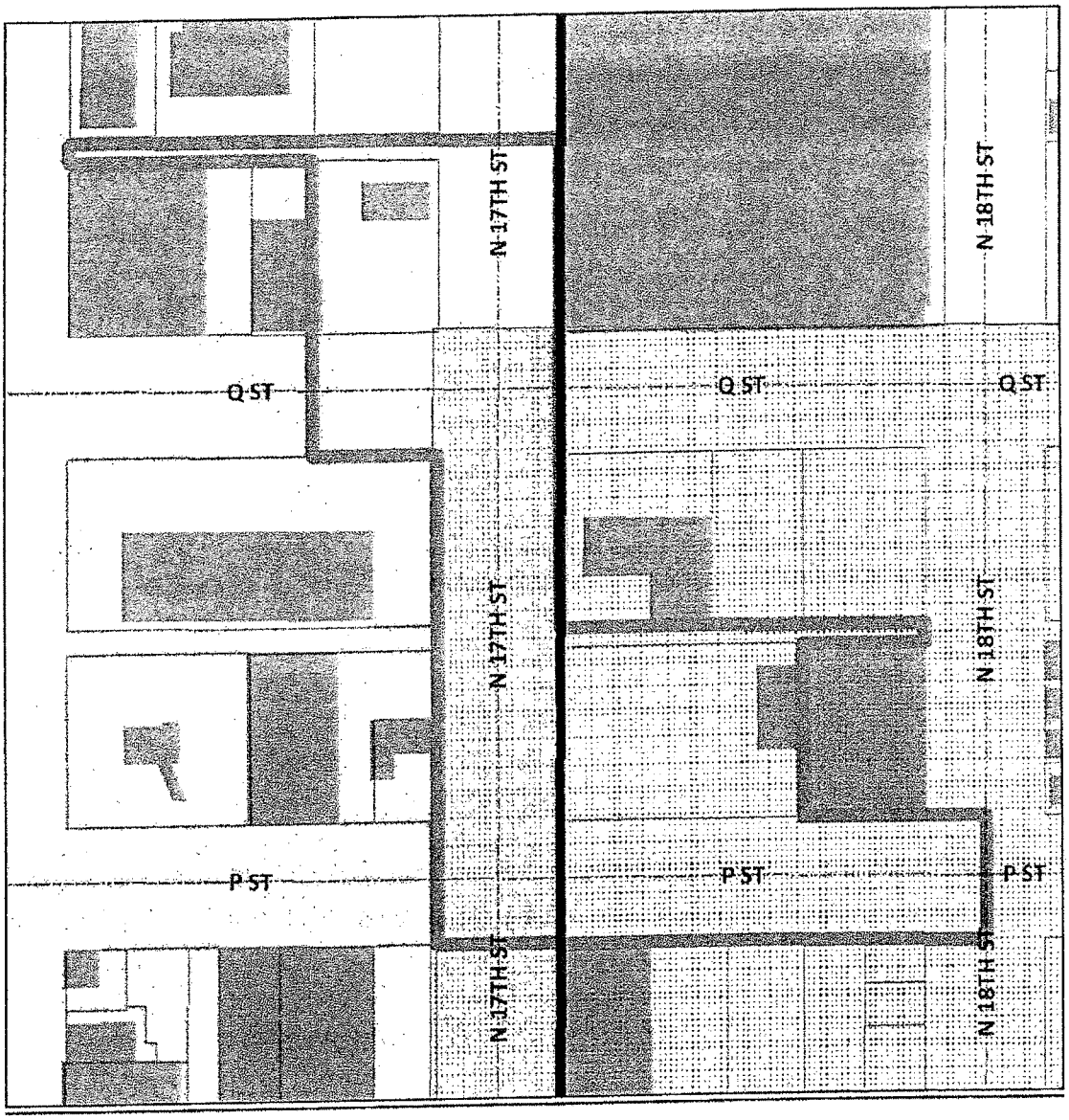
The area is located within the downtown B-4 business zone that allows for a wide range of uses including the developments that are being proposed. Zoning will remain unchanged as a result of this project.

Proposed Costs and Financing

The estimated total cost to implement this mixed-use redevelopment is approximately $6.6 million, including approximately $676,000 in public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private developments within the project area, and Capital Improvement Program funding.

Public investment may assist in acquisition, demolition, and site preparation; design and construction of utility improvements; design and construction of streetscape and right-of-way improvements; and, other public improvements and enhancements allowed under the law.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

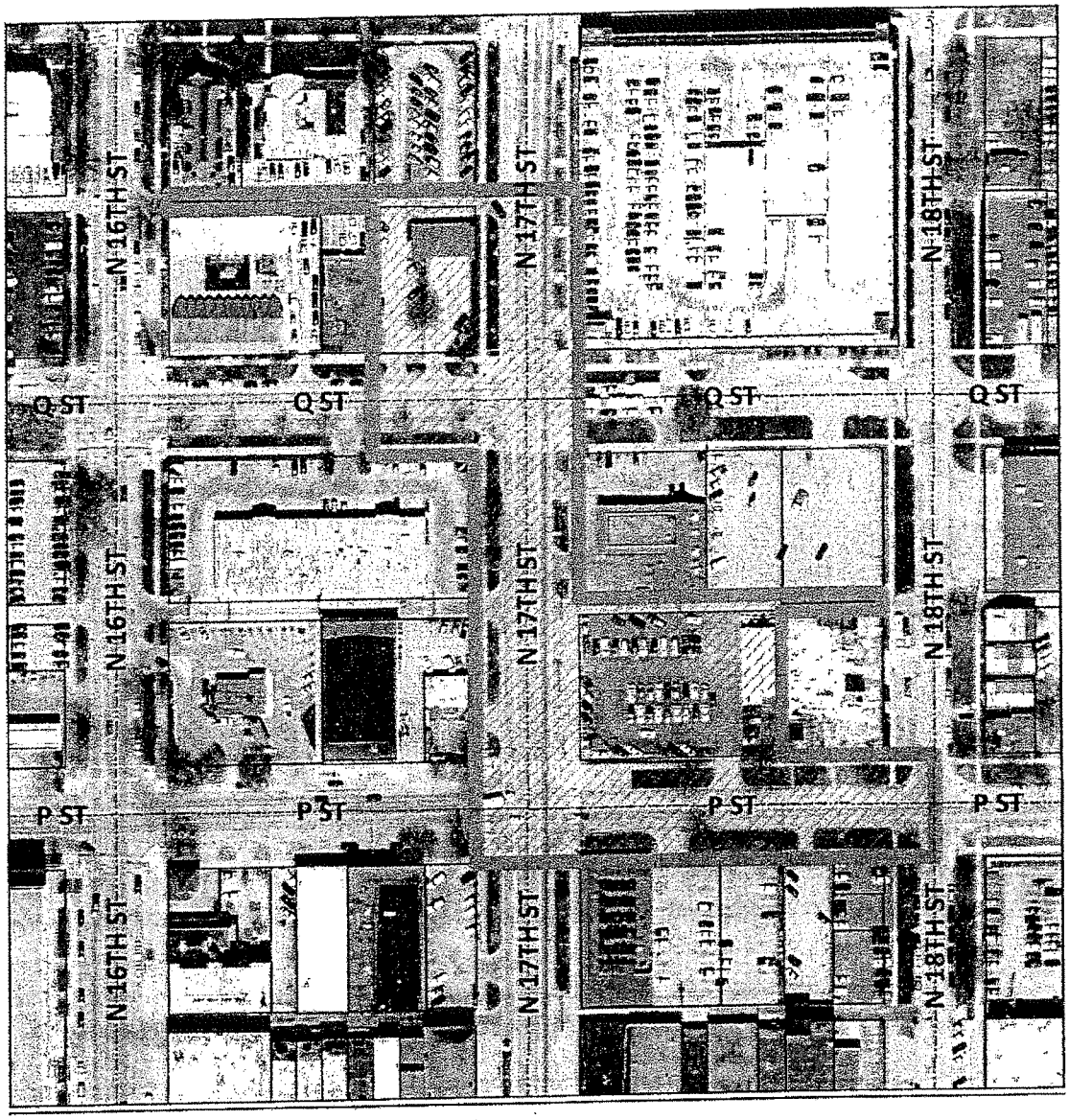


17th & Q St / Credit Union Project Area

Exhibit A

Streets | Parcel | Project Area | LCRA | Antelope Valley Redev Area | Building Footprints

Created by: UDD
Created on: 02/22/2011

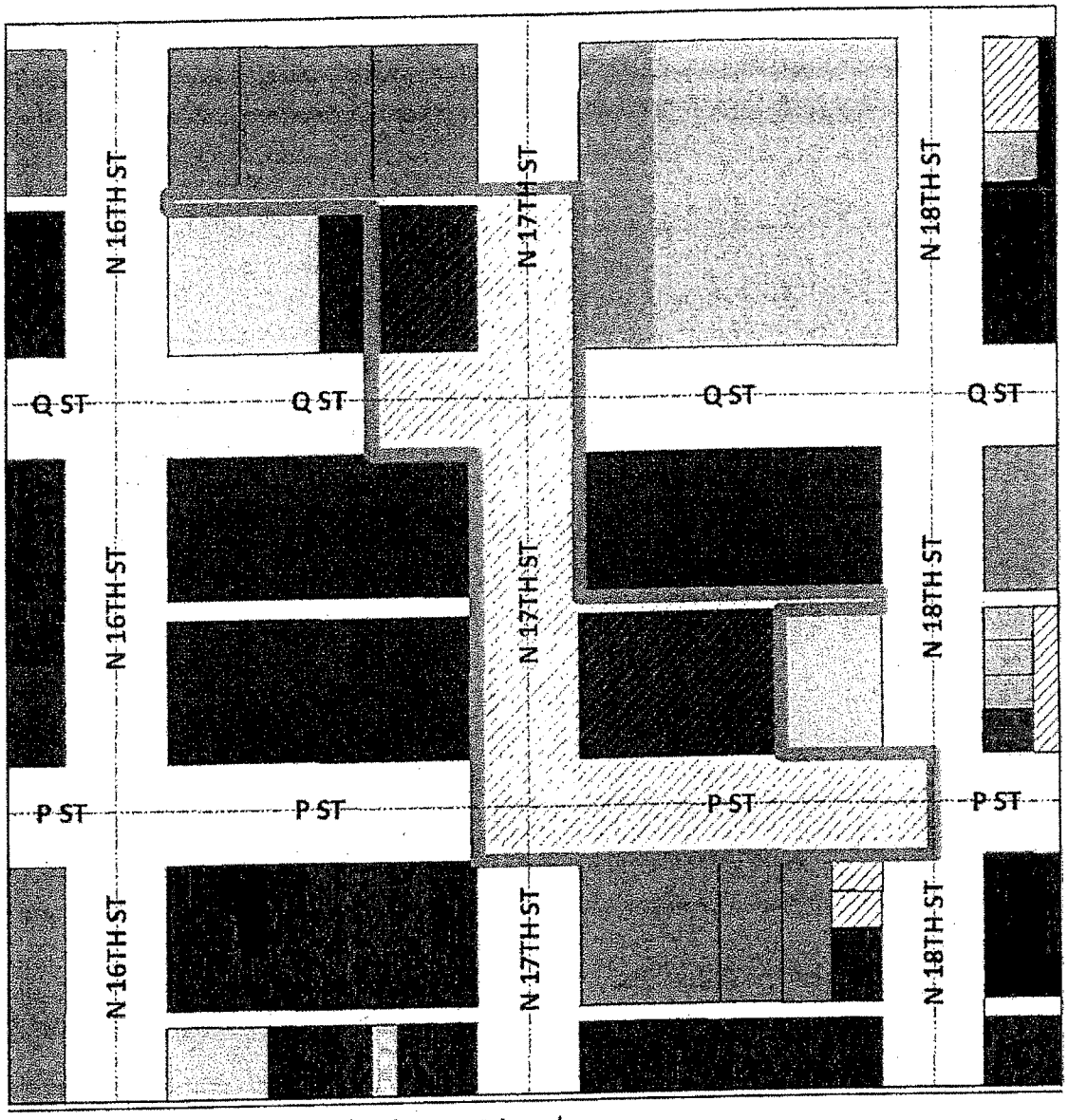


17th & Q St / Credit Union: Aerial Map

Exhibit B

Streets Project Area Parcel

Created by: UDD
Created on: 02/22/2011



17th & Q St / Credit Union: Current Landuse

Exhibit C

Project Area

Current Land Use

Group Quarters

Churches, Synagogues and Temples

Commercial

Commercial with Residential Units Above

Duplex

Educational Institution

Group Quarters

Light Industrial

Parking Garage

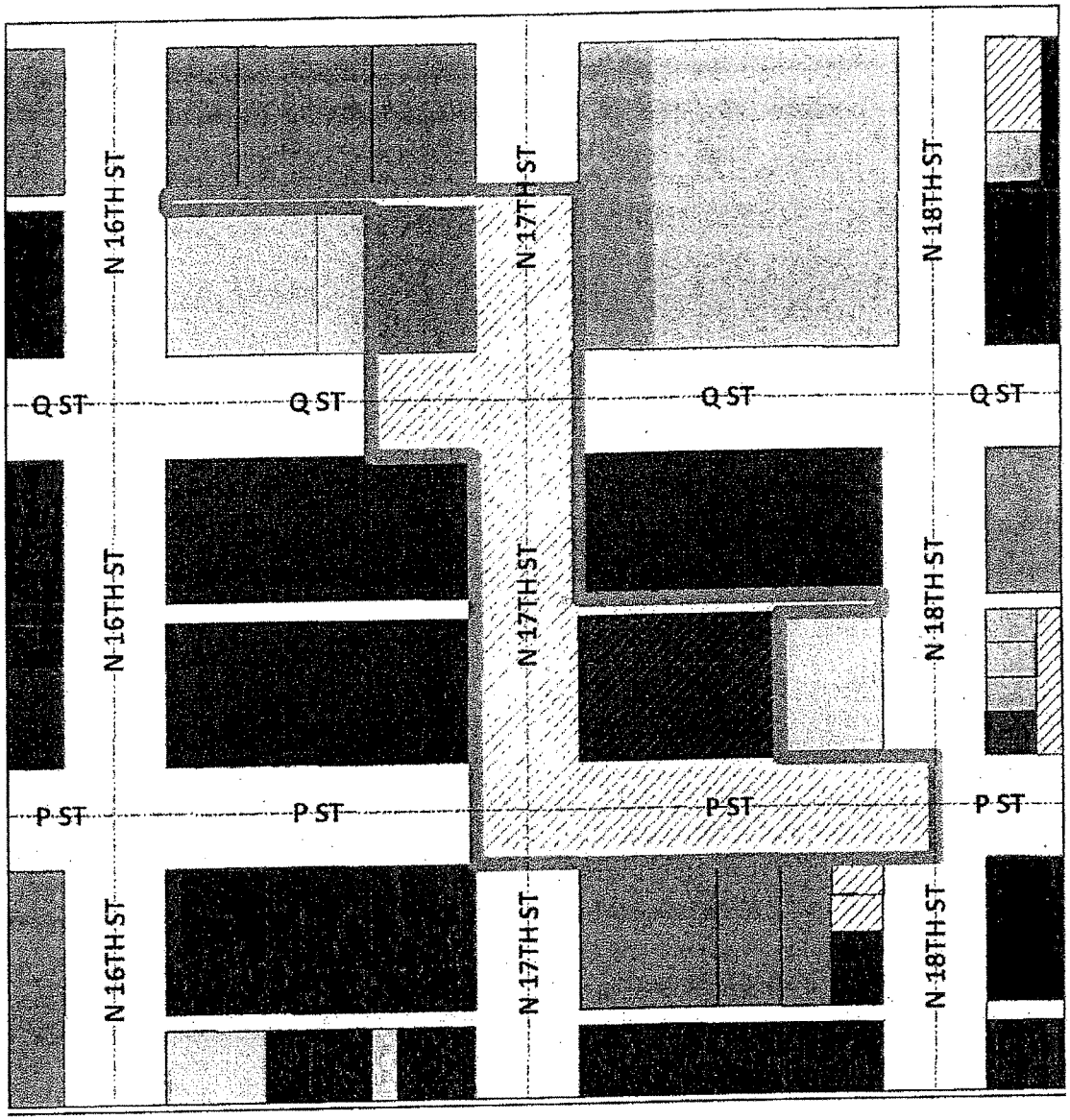
Parking Lot

Public & Semi Public

Single Family (Detached)

Vacant Land

Created by JDD
Created on 02/22/2011



17th & Q St / Credit Union: Future Landuse

Exhibit D

Project Area

Current Land Use

Group Quarters

Churches, Synagogues and Temples

Commercial

Commercial with Residential Units Above

Duplex

Educational Institution

Group Quarters

Light Industrial

Parking Garage

Parking Lot

Public & Semi Public

Single Family (Detached)

Vacant Land

Created by UDD
Created on 02/22/2011

ATTACHMENT "B"

CITY OF LINCOLN
NEBRASKA

Lincoln-Lancaster County Planning Department
Marvin S. Krout, Director

555 South 10th Street / Suite 213
Lincoln, Nebraska 68508
402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair
City-County Planning Commission

LANCASTER COUNTY NEBRASKA

LINCOLN
The community of opportunity

MAYOR CHRIS BEUTLER

lincoln.ne.gov

March 11, 2011

TO: Neighborhood Associations/Organizations
Deb Schorr, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 11003**
(Proposed amendment to the Antelope Valley Redevelopment Plan and Lincoln Center Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 11003,** requested by the Director of the Urban Development Department, to review a proposed amendment to the ***Antelope Valley Redevelopment Plan and the Lincoln Center Redevelopment Plan*** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment adds the "17th and Q/Credit Union Redevelopment Project", which will be listed as Project X in the Lincoln Center Redevelopment Plan and as Project L in the Antelope Valley Redevelopment Plan. The Project includes the relocation of the Credit Union currently located on the northwest corner of 17th and Q Streets to a prominent location on the P Street Retail Corridor (the northeast corner of 17th and P Streets). A fraternity will be constructed at the current location of the Credit Union parking lot and drive-through teller building.

The Project Area is located on two blocks bounded by 16th, 17th, Q and R Streets and by 17th, 18th, P and Q Streets in Downtown Lincoln. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south. A copy of the proposed amendment and map are attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, March 23, 2011.** The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00** p.m. in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@lincoln.ne.gov; or the project planner in the Planning Department, Christy Eichorn, at 402-441-7603 or ceichorn@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, March 17, 2011, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

Q:\pc\notif\2011\CPC11003 pcltr

ATTACHMENT "C"

Cletia Price
Antelope Park Neigh. Assn.
1810 Jefferson Avenue
Lincoln, NE 68502

JoAnn Asch
Antelope Park Neigh. Assn.
3035 Franklin Street
Lincoln, NE 68502

Lisa Good
Antelope Park Neigh. Assn.
3036 Franklin Street
Lincoln, NE 68502

Dennis Restau
Antelope Park Neigh. Assn.
2724 Sumner St.
Lincoln, NE 68502

Ted Triplett
Belmont Community Organization
4420 N 14th St.
Lincoln, NE 68521

Rose Wiese
Capitol Beach Community Assn.
PO Box 81141
Lincoln, NE 68501

Renee Malone
Clinton Neigh. Assn.
1408 N. 26 St.
Lincoln, NE 68503

Russ Irwin
Clinton Neigh. Org.
3274 Merrill St.
Lincoln, NE 68503

Gloria Eddins
Clinton Neigh. Org.
1700 N. 29th St.
Lincoln, NE 68503

Linda Wibbels
Country Club Neigh. Assn.
2740 Royal Ct.
Lincoln, NE 68502

Doug Evans
Country Club Neigh. Assn.
3335 S. 31st St.
Lincoln, NE 68502

Jim Pattavina
Country Club Neigh. Assn.
8350 Hollynn Lane, #69
Lincoln, NE 68512-9561

Shirley Doan
Country Club Neigh. Assn.
2924 Bonacum Dr.
Lincoln, NE 68502

Bob Beecham
Country Club Neigh. Assn.
2925 O'Reilly Rd.
Lincoln, NE 68502-5643

Terry Uland
Downtown Lincoln Association
206 S. 13 Street Ste. 101
Lincoln, NE 68508

Judy Zohner, President
Downtown Neigh. Assn.
1300 G St. Unit 304
Lincoln, NE 68508

Dean Settle
Downtown Neigh. Assn.
128 N. 13th St. #404
Lincoln, NE 68508-1501

Dean Phelps
East Campus Community Org.
3837 Apple St.
Lincoln, NE 68503

Cindy Stuefer-Powell
East Campus Community Org.
1217 N. 38th St.
Lincoln, NE 68503

Pat Anderson
Everett Neigh. Assn.
1500 S. 11th St.
Lincoln, NE 68502

William Wood
Everett Neigh. Assn.
808 D St.
Lincoln, NE 68502

Everett Neigh. Assn.
PO Box 81044
Lincoln, NE 68501

Jeff Tangeman
Everett Neigh. Assn.
PO Box 81044
Lincoln, NE 68501

Sue Landholm
Everett Neigh. Assn.
946 Peach St.
Lincoln, NE 68502

Daniel King
Greater South Neigh. Assn.
2350 S. 34 St.
Lincoln, NE 68506

Curt Donaldson
Hartley Neigh. Assn.
2860 R Street
Lincoln, NE 68503

Barbara Cornelius
Hartley Neigh. Assn.
3149 R Street
Lincoln, NE 68503

Ralph Johnson
Hartley Neigh. Assn.
819 N. 33 St.
Lincoln, NE 68503

Tim Francis
Hawley Area Assn.
2511 T St.
Lincoln, NE 68503

Peggy M.
Hawley Area Assn./co Neighborworks

Vicki Cover
Hawley Neigh. Assn.
2610 S St.
Lincoln, NE 68503

Kitty Fynbu
Irvingdale Neigh. Assn.

Alene Swinehart
Irvingdale Neigh. Assn.
1834 Ryons
Lincoln, NE 68502

Sarah Disbrow
Irvingdale Neigh. Assn.
1903 Sewell St.
Lincoln, NE 68503

Ed Patterson
Malone Neigh. Assn.
700 N. 24 St.
Lincoln, NE 68503

Barb Morley
Malone Neigh. Assn.
700 N. 24
Lincoln, NE 68503

James Garver
Near South Neigh. Assn.
815 Elmwood Ave.
Lincoln, NE 68510

Near South Neigh. Assn.
P.O. Box 80143
Lincoln, NE 68501

Willian Carver
Near South Neigh. Assn.
2202 Washington St.
Lincoln, NE 68502

Scott Baird
Near South Neigh. Assn.
1932 S. 24 St.
Lincoln, NE 68502

Frank Smith
North Bottoms Neigh. Assn.
1117 Claremont
Lincoln, NE 68508

Annette McRoy
North Bottoms Neigh. Assn.
1142 New Hampshire St.
Lincoln, NE 68508

Steve Larrick
South Salt Creek Neigh. Assn.
920 S. 8th St.
Lincoln, NE 68508

Gary Irvin
South Salt Creek Neigh. Assn.
645 D St.
Lincoln, NE 68502

P.C. Meza
South Salt Creek Neigh. Assn.
536 C Street
Lincoln, NE 68502

Duane Wendelin
Sunset Acres Neigh. Assn.
4110 N. 42 St.
Lincoln, NE 68504

Diane Walkowiak
University Place Comm. Org.
4934 Knox St.
Lincoln, NE 68504

Malinda Burk
University Place Community Org.
1546 N 60th Street
Lincoln, NE 685805

Coleen Seng
University Place Community Org.
6101 Walker Ave
Lincoln, NE 68505

Sharon Doll
University Place Community Org.
2909 N. 56 St.
Lincoln, NE 68504

Gail Anderson
University Place Community Org.
1930 N. 60 St.
Lincoln, NE 68505

William Vocasek
West A Neigh. Assn.
1903 W. Mulberry Ct.
Lincoln, NE 68522

Chris Cashmere
West A Neigh. Assn.
3510 W. Plum
Lincoln, NE 68522

Bill Hergott
West A Neigh. Assn.
1710 W. Washington St.
Lincoln, NE 68522

Robert Bowen
West A Neigh. Assn.
1901 W. South Street
Lincoln, NE 68522

Fred Freytag
Witherbee Neigh. Assn.
530 S. 38th St.
Lincoln, NE 68510

Curtis Wood
Witherbee Neigh. Assn.
342 S. 50th Street
Lincoln, NE 68510

Richard Bagby
Witherbee Neigh. Assn.
389 S. 47th St.
Lincoln, NE 68510

Becky Martin
Woods Park Neigh. Assn.
338 S. 29 St.
Lincoln, NE 68510

Mike James
Woods Park Neigh. Assn.
145 S. 28 St.
Lincoln, NE 68510

Richard Patterson
Woods Park Neigh. Assn.
230 S. 29 St.
Lincoln, NE 68510

Sandra Johnson
Woods Park Neigh. Assn.
639 S. 30 St.
Lincoln, NE 68510

Mike Gengler
Woods Park Neigh. Assn.
442 S. 28 St.
Lincoln, NE 68510

Dave Landis
Urban Development

Hallie Salem
Urban Development

Deb Schorr, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
5901 "O" Street
Lincoln, NE 68510

Educational Service Unit #18
c/o David Myers
5901 O Street
Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
8800 "O" Street
Lincoln, NE 68520

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

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ATTACHMENT "D"

CITY OF LINCOLN
NEBRASKA

Lincoln-Lancaster County Planning Department
Marvin S. Krout, Director

555 South 10th Street / Suite 213
Lincoln, Nebraska 68508
402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair
City-County Planning Commission

LANCASTER NEBRASKA

LINCOLN
The Community of Opportunity

MAYOR CHRIS BEUTLER

lincoln.ne.gov

April 1, 2011

TO: Neighborhood Associations/Organizations
Deb Schorr, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Proposed Amendment to the Lincoln Center Redevelopment Plan and the Antelope Valley Redevelopment Plan** (17th and Q/Credit Union Redevelopment Project)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for resolutions adopting and approving a proposed amendment to the **Lincoln Center Redevelopment Plan** and to the **Antelope Valley Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on ***Monday, April 18, 2011, at 3:00 p.m.,*** in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment adds the "17th and Q/Credit Union Redevelopment Project", which will be listed as Project X in the Lincoln Center Redevelopment Plan and as Project L in the Antelope Valley Redevelopment Plan. The Project includes the relocation of the Credit Union currently located on the northwest corner of 17th and Q Streets to a prominent location on the P Street Retail Corridor (the northeast corner of 17th and P Streets). The Project Area is located on two blocks bounded by 16th, 17th, Q and R Streets and by 17th, 18th, P and Q Streets in Downtown Lincoln. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south. A map showing the project boundaries and the proposed amendment language were previously provided to you.

On March 23, 2011, the Lincoln City-Lancaster County Planning Commission voted 9-0 to find the proposed amendment to the Lincoln Center Redevelopment Plan and the Antelope Valley Redevelopment Plan to be in conformance with the Comprehensive Plan (**Comprehensive Plan Conformance No. 11003**).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (402-441-7866 or hsalem@lincoln.ne.gov), or the Planning Department staff planner, Christy Eichorn (402-441-7603 or ceichorn@lincoln.ne.gov). The proposed resolutions will appear on the City Council agenda for introduction on April 11, 2011, and may be accessed on the internet at http://www.lincoln.ne.gov/city/council/index.htm on Thursday afternoon, April 7, 2011.

Sincerely,

Jean Preister

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

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ATTACHMENT "E"

TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, April 1, 2011 AND FRIDAY, April 8, 2011:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, April 18, 2011, at 3:00 p.m.,** in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution requested by the Director of the Urban Development Department accepting and approving a proposed amendment to the Lincoln Center Redevelopment Plan as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment adds the "17th and Q/Credit Union Redevelopment Project", which will be listed as Project X in the Lincoln Center Redevelopment Plan. The Project includes the relocation of the Credit Union currently located on the northwest corner of 17th and Q Streets to a prominent location on the P Street Retail Corridor (the northeast corner of 17th and P Streets). The Project Area is located on two blocks bounded by 16th, 17th, Q and R Streets and by 17th, 18th, P and Q Streets in Downtown Lincoln. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west.

2. A resolution requested by the Director of the Urban Development Department accepting and approving a proposed amendment to the Antelope Valley Redevelopment Plan as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment adds the "17th and Q/Credit Union Redevelopment Project", which will be listed as Project L in the Antelope Valley Redevelopment Plan. The Project includes the relocation of the Credit Union currently located on the northwest corner of 17th and Q Streets to a prominent location on the P Street Retail Corridor (the northeast corner of 17th and P Streets). The Project Area is located on two blocks bounded by 16th, 17th, Q and R Streets and by 17th, 18th, P and Q Streets in Downtown Lincoln. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south.

Joan Ross
City Clerk

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